

CITY OF MONTEREY PARK
DESIGN REVIEW BOARD AGENDA

REGULAR MEETING

**Monterey Park City Hall, Community Room
320 West Newmark Avenue
Monterey Park, CA 91754**

**TUESDAY
MARCH 3, 2015
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

CALL TO ORDER – Chairperson Billy Yeung

ROLL CALL – Vice-Chair Allen Wong, Member Krystal Hamner, Roy Furuto and Wally Tsui

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – None

[1.] UNFINISHED BUSINESS

1-A. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 2-UNIT RESIDENTIAL DEVELOPMENT – 417 NORTH SIERRA VISTA AVENUE (DRB-14-30)

The applicant, Wenwen Lei, on behalf of the property owner, is requesting design review approval for the construction of a new 2-unit residential development at 417 North Sierra Vista Avenue in the R-2 (Medium-Density Residential) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested exterior building and trim colors; and
- (5) Taking such additional, related, action that may be desirable.

1-B. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – NEW DENTAL CLINIC – 927 EAST GARVEY AVENUE (DRB-15-01)

The applicant, Richard San Luis, on behalf of the property owner, Simon Wong, is requesting design review approval for a new one-story, 1,500 square foot dental clinic at 729 East Garvey Avenue in the C-S, P-D (Commercial Services, Planned Development) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-01), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

[2.] NEW BUSINESS

2-A. ADDITION TO SINGLE-FAMILY DWELLING GREATER THAN 2,000 SQUARE FEET – 722 TAYLOR DRIVE (DRB-15-02)

The applicant, Howard Huo, is requesting design review for a 1,394 square foot addition to the first floor, a new 296 square foot attached one-car garage, a new 1,208 square foot second floor addition and exterior remodel at 722 Taylor Drive in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-02), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

2-B. NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 250 WEST MARKLAND DRIVE (DRB-15-03)

The Applicant, Charles Morgan, is requesting design review approval for the construction of a new 2,997 square foot 2-story single-family residential dwelling with an attached 2-car garage at 250 West Markland Drive in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

It is recommended that the Design Review Board consider taking the following actions:

- (6) Opening the public hearing;
- (7) Receiving documentary and testimonial evidence;
- (8) Closing the public hearing;
- (9) Approving the requested Design Review Board (DRB-15-03), subject to conditions of approval contained therein; and
- (10) Taking such additional, related, action that may be desirable.

[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[4.] ITEMS FROM STAFF

ADJOURN:

To the next regularly scheduled meeting on March 17, 2015

APPROVED BY:

| | |
|-----------------------|---|
| MICHAEL A. HUNTLEY |  |
|-----------------------|---|



Design Review Board Staff Report

DATE: March 3, 2015

AGENDA ITEM NO: 1-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Samantha Tewasart, Senior Planner

SUBJECT: New Construction Less than 10,000 square feet – 2-Unit Residential Development – 417 North Sierra Vista Avenue (DRB-14-30).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested building trim color; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

This application was approved by the Design Review Board at the meeting of February 3, 2015, subject to the requirement that the applicant return with an actual color sample of the proposed color, instead of a photocopy of the color sample. At the meeting of February 17, 2015, the applicant provided a color sample of the exterior building color to the Board. At which time, the Board requested that the applicant provide a color sample for the building trim color as well. The sample provided by the applicant is brown (Behr – 240F-5 – Toasted Chestnut). Staff believes the proposed trim color is complimentary with the exterior building color.

Respectfully submitted,

A handwritten signature in blue ink, reading "Michael A. Huntley", is written over a horizontal line. The signature is stylized and cursive.

Michael A. Huntley
Community and Economic Development Director

Attachments:

Exhibit A: Conditions of Approval

Staff Report
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Exhibit B: Design Review Board Staff Report, dated February 3, 2015

Exhibit C: Design Review Board Staff Report, dated February 17, 2015

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped December 1, 2014, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of two residential dwelling units with their required garage parking and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All Landscaped areas must be properly maintained at all times.
10. The air conditioning units must be located in the rear or interior side yards, screened from public view, and located 25 feet from any opening in a residential building on an adjoining lot.
11. Parkway area must be maintained in accordance with City standards.
12. Root barriers must be provided for trees in landscape planters less than ten feet in width or located five feet or closer to a permanent structure.
13. On the elevation plans show roof drainage, such as gutters and downspouts, the roof gutters must be painted match the roof fascia and the downspout must be painted to match the exterior building color.

14. The perimeter block walls located along the north, south and west property lines must be textured and color coated to match the block wall proposed along the front property line.
15. The walkway located along the north property line must be curved to alternate between concrete and landscaping.
16. On the front unit – west elevation, create a window or niche on the second story, subject to the review and approval of the Planner.
17. On the front unit – north elevation, the garage side door must be the same color as the front door.
18. On the front unit – north elevation, the first story roof must end on both sides of the pop-out that accommodates the interior stairwell.
19. The windows on the front and rear units must have dark brown grid lines.
20. The exterior building color must be painted with Behr – 340D-4 – Honey Bear.
21. The roof and building trim color must be with Behr – 240F-5 – Toasted Chestnut.



Design Review Board Staff Report

DATE: March 3, 2015

AGENDA ITEM NO: 1-B

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Samantha Tewasart, Senior Planner
SUBJECT: New Construction Less than 10,000 Square Feet – 927 East Garvey Avenue (DRB-15-01)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-01), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Richard San Luis, on behalf of the property owner, Simon Wong, is requesting design review approval for a new one-story, 1,497 square feet dental clinic at 927 East Garvey Avenue.

At the meeting of February 3, 2015, the applicant requested a continuance of the application to allow for additional time to address the items of concern expressed by the Design Review Board.

Since the meeting, the applicant has made several modifications to the site layout and building floor plan. The parking area has been reconfigured to provide the required 4 feet wide path of travel. The outdoor patio area at the rear has been removed. Additionally, modifications have been made to the building design and exterior building finishes. The front, south elevation windows have been redesigned to be larger windows. The stucco color and stone veneer have been modified from dark beige to light beige. The exterior light fixtures have been modified from a traditional to a modern style.

Staff believes the building with the proposed modifications will be more consistent with the style of buildings within the vicinity.

Property Description

The subject property is located on the north side of East Garvey Avenue, between Elizabeth Avenue and Florence Avenue. The property is zoned C-S, P-D (Commercial Services, Planned Development) and designated Mixed-Use II (MU-II) in the General Plan. The lot is 49.02 feet wide and 109.47 feet wide, totaling 5,478 square feet in area. North, south, east and west are C-S, P-D (Commercial Services, Planned Development) zoned properties.

Project Description

The proposed floor area ratio will be 27 percent of the lot, which is less than the 30 percent floor area ratio allowed in the C-S Zone. The building height will be 21 feet 8 inches to the highest point, which is less than the maximum 40 feet allowed in the C-S Zone. The building will require 8 parking spaces and 8 spaces will be provided. The building will be positioned towards the northwestern portion of the lot with parking located at the southern portion of the lot, in front of the building. Staff believes that the narrowness of the lot width forces the building to be positioned at the southern/rear portion of the lot, adjacent to the front property line. The end result would be a narrow building with a storefront that faces westbound traffic.

Architecture

The proposed architectural style is contemporary. The building elevations will be comprised of beige (La Habra – 17 Misty 48 Base 200) sand finish stucco walls with an accent light beige (La Habra – 48 Meadow Brook 73 Base 100) stucco. The roof cornice foam moldings and trims will be painted white (La Habra – 16 Crystal White) and stone veneer (Boral Culture Stone – Chardonnay Alpine Ledge Stone) will wrap around the front entry pop-out and be applied to the base of the building. Staff recommends that the stone veneer and trim completely wrap around the front entry pop-out, instead of stopping at one foot on the east and west elevations. The storefront will have brush nickel aluminum mullions. Decorative wall light fixtures with a bronze finish (Hinkley Lighting – Cordillera 169 – Buckeye Bronze) will be installed on the front building elevation.

No signage is proposed at this time; however, all new signage will be subject to Design Review Board approval.

Landscaping

A 15-foot wide pedestrian realm will be provided along East Garvey Avenue, per MPMC § 21.14.090(C). The pedestrian realm includes private and public property (i.e., parkway, sidewalk, and landscaped areas). The purpose of the pedestrian realm is to create a pedestrian-friendly environment by providing amenities like landscaping, street furniture, and signage. A 5-foot wide planter will be provided in front of the parking area and will be planted with a 15-gallon Crape Myrtle and 1-gallon Rosemary shrubs. A condition of approval has been included to require a 36-inch box size Crape Myrtle and 5-gallon Rosemary shrubs. Additionally, the shrubs must be 3 feet tall to screen the parking area. Along the west property line, a combination of 1-gallon Rosemary shrubs

and 5-gallon Double Flower Mock Orange shrubs will be planted. A condition of approval has been included to require a minimum 5-gallon size shrubs be planted.

The trash enclosure will have the same stucco finish and stone veneer as the exterior building wall. The corrugated steel gate will be painted black. Three freestanding shoebox light poles will be provided within the parking area.

Mechanical Equipments

Electrical equipment will be at a minimum and there will not be a mechanical room. All air condenser units will be roof-mounted and screened by the proposed roof parapet walls.


CONCLUSION:

Staff reviewed the application and believes the proposed project is appropriately designed for the site, compatible with the surrounding commercial properties and consistent with the P-D Overlay Zone. At this time, signage is not a part of the proposed project; however, any signage proposed on the building will be subject to the review and approval of the Design Review Board.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, elevation, landscape and irrigation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the colored elevations and samples date-stamped February 24, 2015 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) § 21.36.120.
2. Quality of all finished work must be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property must remain free of graffiti. Failure of the property owner to remove any graffiti, upon 24 hours written notice by the City, must authorize the City to remove or mask said graffiti at the cost of the property owner.
4. The property must be kept free of trash and debris at all times.
5. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
6. This design approval for a new one-story commercial building is not an approval of building permits, which must be applied for separately with the Building Division.
7. When the use is discontinued, the business owner and/or property owner must remove all signage and repair/repaint any affected surfaces within 30 days.
8. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
9. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
10. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
11. The roof parapet walls must fully screen all roof mount mechanical equipments.
12. At time of plan check, the landscape plan must show that a minimum 36-inch box size Crape Myrtle and 5-gallon Rosemary shrubs will be planted in the landscape planter in front of the parking area. The shrubs in the landscape strip must be 3 feet tall to screen the parking area. All shrubs to be planted must be at minimum 5-gallon in size.
13. Any new signage on the building will require Design Review Board approval.



Design Review Board Staff Report

DATE: March 3, 2015

AGENDA ITEM NO: 2-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: Addition to single-family dwelling greater than 2,000 square feet – 722 Taylor Drive (DRB-15-02).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-02), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Howard Huo, on behalf of the property owners, Maychelle and Meiying Yee, is requesting design review approval for a 1,394 square foot addition to the first floor, a new 296 square foot attached one-car garage, a new 1,208 square foot second floor addition and exterior remodel. The property is located on the south side of Taylor Drive one property to the east of the southeast corner of Taylor Drive and Orange Avenue. The subject property is approximately 7,725 square feet in size, and is currently developed with a 1,347 square foot one-story single-family residence. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Site Analysis

To the north, south east and west are single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the surrounding residential dwellings consist of the mid-century tract and contemporary architectural styles, consisting of single and two-story dwellings with attached 2-car garages built in the 1960's.

Project Description

The applicant is proposing to demolish the majority of the residential dwelling and retain the existing 495 square foot 2-car garage, construct a 1,394 square foot first floor addition, a new 296 square foot attached one-car garage, a new 1,208 square second floor addition and exterior remodel. The total living area will be 2,602 square feet. Based on the lot area of 7,725 square feet, the maximum living area that can be built is 3,090 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The building height for the proposed second floor addition will be 23 feet. According to the floor plan, the first floor plan will include a foyer, family room, kitchen, bedroom with a bathroom, powder room, a new one-car garage separate from the existing two-car garage. The new second floor addition area will consist of a den, 2 bedrooms, one bathroom, and a master bedroom with a bathroom and balcony. The proposed addition area of the dwelling meet the required first floor setbacks of 5 feet and second floor setbacks of 10 feet for the interior side (east and west) yard areas, and 25 feet from the front (north) and rear (south) property lines.

Architecture

The existing house was built in 1960 and has a Ranch House architectural style. The applicant is proposing to remodel the exterior to a contemporary architectural style and incorporate some Craftsman design elements and features. The first and second floor building walls of the dwelling will consist of a stucco finish painted in a light beige color (La Habra Sand Float 20/30: X81 Oatmeal Base 200) and decorative stone veneer with a stone cap (Spark stone, Nature Ledge stone: Ming Valley). The stone veneer will be used as an accent on the bottom portion of the front elevation of the dwelling that wrap around to the side elevations and on the entire columns of the front porch. The first and second floor addition area will have a hip roof design. The roof fascia will be painted dark brown to compliment the primary color of the dwelling and stone veneer. The roof will have grey colored concrete tiles (Eagle Roofing, SMC 86456: Ponderosa: 5503 Charcoal). The applicant is proposing to use dual pane dark brown vinyl frame with divided light windows (Milgard: Vinyl: Chocolate) and decorative stucco window trims painted in a dark brown color. The rear (south) elevation of the new second floor addition will have a balcony with a wood railing system painted dark brown to overlook the rear yard area.

The front entry door will be a solid core wood material. The garage doors will be a sectional decorative aluminum steel panel doors painted dark brown with decorative divided light windows (Anaheim: Ponderosa Dark Brown) to compliment the Craftsman architectural style of the dwelling. Furthermore, as part of the addition areas and exterior remodel, the applicant is proposing to install decorative light fixtures (The Great Outdoors by Minka Lavery: 71191-A357-PL: Delancy Collection: Iron oxidized).


CONCLUSION:

Staff reviewed the application and believes the proposed additions and exterior remodel to the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style with Craftsman design elements and features, which fits within the character of the neighborhood.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley

Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped January 26, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new 1,394 square foot addition to the first floor, a new 296 square foot attached one-car garage, a new 1,208 square second floor addition and exterior remodel and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. At the time of plan check a revised site plan must show the location of the HVAC condenser unit. The HVAC condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. A landscaping and irrigation plan for the front yard area must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas, subject to the review

and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.

12. The plan check elevation plans must show roof drainage, such as gutters and downspouts (matching exterior building color), subject to the review and approval of the Planner.
13. The retaining block wall located adjacent to the east side property line within the front yard area must be stucco treated and painted to match the dwelling, subject to the review and approval of the Planner.
14. The front yard setback area must only be used for landscaping, pedestrian walkways or driveways leading to parking areas. Areas within the front yard setback that are not the driveway or walkway must be landscaped.
15. The stone veneer used in the front (north) elevation must wrap around a minimum of 18 inches to the west and east side elevations.



Design Review Board Staff Report

DATE: March 3, 2015

AGENDA ITEM NO: 2-B

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: New 2-story single-family residential dwelling with an attached 2-car garage – 250 West Markland Drive Design Review Board (DRB-15-03).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-03), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Charles Morgan, is requesting design review approval for the construction of a new 2,997 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the south side of West Markland Drive. The subject site has a frontage of 75 feet and a depth of 115 feet, with a total lot area of 8,625 square feet in size, and is currently vacant. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Site Analysis

To the north, south, east and west are single-family residential properties. The subject and adjacent properties are on a hillside or relatively flat. The design and character of the surrounding residential dwellings consist of both the mid-century and contemporary architectural styles, consisting of single-story and two-story residential buildings with attached and detached garages built from the 1950's to present day.

Project Description

The applicant is proposing to construct a 2,997 square foot 2-story single-family residential dwelling with an attached 575 square foot 2-car subterranean garage. The total living area will be 2,997 square feet. Based on the lot area of 8,625 square feet, the maximum living area that can be built is 40% or 3,450 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The proposed project will be 2-stories (25 feet 7 inches in height). According to the floor plans, the 2-car garage will be completely subterranean with interior access to the first floor. The first floor will have a living room, kitchen, dining room, a family room, a bedroom with bathroom, powder room, office area, front porch and covered patio. The new second floor will have a laundry area, 2 bedrooms, a bathroom, and a master bedroom with a master bathroom, walk-in closet and balcony. The proposed 2-story residential dwelling meets the required 10 foot front (north) and 25 foot rear (south) yard setback areas, 5 foot side (east and west) setback area for the first floor, and 10 foot side setback area for the second floor. Single-family residential dwellings with 4 bedrooms or less and under 3,000 square feet of living area require 2 enclosed garage spaces. Based on the number of bedrooms and total living area, the 2-story residential dwelling will provide a 2-car subterranean garage. Access to the 2-car garage will be provided by an 18-foot wide driveway that will take direct access from Markland Drive.

Architecture

The proposed architectural style is a contemporary interpretation of colonial architectural style. The first and second floor of the dwelling will have a combination of stucco walls painted a beige color (Merlex Stucco: 20/30 Finish, P-174 Desert Beige) and fiber cement lap siding with end trims painted in a light brown color (James Hardie: Fiber Cement Siding: Hardiplank Lap Siding: Timber Bark), a hip roof system at varying heights with a front facing gable roof on the second floor of the dwelling and the garage. The door and window trims will be painted in a white color (Dunn Edwards: Simply White OC-117) to compliment the primary color of the dwelling. The stone veneer (Coronado Stone: Sierra Ledge-Cathedral Grey) will be used as an accent on the front (north) elevation of the garage and the proposed retaining and garden walls located within the front yard area. The roof will have brown charcoal color asphalt shingles (GAF Timberline Asphalt Shingle Ultra HD-Charcoal) to compliment the primary color of the residence and the stone veneer. The applicant is proposing to use a combination of single-hung, sliding and fixed dual pane bronze anodized aluminum clad windows and sliding doors (Jeld-Wen, Premium Aluminum Windows: Bronze Anodized). The two focal windows on the front elevation of the first floor will have wood shutters painted brown. The front covered porch along with the patio will be supported by 14 inch wide wood square columns painted white and will feature a decorative wood railing system. The decorative main entry door will be mahogany in color comprised of wood with a window. Two side light windows will be installed on either side of the main door. The garage door will be a sectional decorative aluminum door with a mahogany wood grain paint finish (Clopay: Canyon Ridge Collection Ultra Grain Series Design 12 in Dark finish with REC 13 window design) to compliment the architectural style of the dwelling.

Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping and decorative stone veneer retaining and garden block walls. The proposed landscaping consists of a mixture of trees, shrubs and groundcovers. The proposed trees include 24-inch box size Sweet Shade, and 15-gallon size Citrus Fruit, Japanese Maple, Podocarpus Macrophyllus Trees. The proposed shrubs and plants include 5-gallon size, as conditioned, Privet Hedge, Iceberg Roses, Lavender and Azaleas. The groundcovers include Marathon II, Star Jasmine and Chipper Bark. Staff believes that the proposed contemporary interpretation of colonial architectural style with the landscaped areas is in keeping with the residential character of the area.

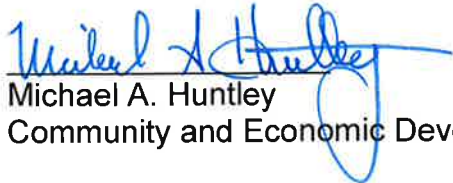
CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling with an attached 2-car garage are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary interpretation of colonial architectural style, which fits within the character of the neighborhood in that the designer, has pulled architectural elements from other houses in the immediate area.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley

Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, elevation, landscape and irrigation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped February 26, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 2,997 square foot 2-story single-family residential dwelling with an attached 575 square foot 2-car subterranean garage and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot. The HVAC condenser unit and the tankless water heater must be screened from public view with landscaping at the time of final inspection.
10. All Landscaped areas must be properly maintained at all times.
11. A revised landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape and irrigation plan must clearly indicate the propose type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The hedges and plants must be a minimum of 5-gallon size. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas, subject to the review and

approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.

12. The plan check plans shall show roof drainage, such as gutters and downspouts (matching exterior building color), subject to the review and approval of the Planner.